Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14060047

PAMELA JO HARGIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 29th DAY OF July, 2014.

NOTARY PUBLIC

My Commission expires: 3-20-18

Address of New Owner	Send Tax Bills To:	Tax Information:
Justin Gunter and Teale Gunter, husband and wife 5989 Temple Road Nashville, TN 37221	Same	156-00-0-066.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Keith Charles Davis and Sharon Davis, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do transfer and convey unto **Justin Gunter and Teale Gunter, husband and wife,** hereinafter called the **Grantees,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON & WILLIAMSON COUNTY, TENNESSEE BEING LOT NO 1 ON THE PLAN OF MILDRED L. NYGREN SUBDIVISION OF RECORD IN BOOK P42, PAGE 91 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND INSTRUMENT NO. 20051006-0120485, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to KEITH CHARLES DAVIS AND SHARON DAVIS, HUSBAND AND WIFE, by deed from MILDRED NYGREN, AN UNMARRIED INDIVIDUAL, of record in Instrument No. 20060524-0060937, dated May 15, 2006, said Register's Office.

This is improved property generally located:
5989 Temple Road, Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20140081238 DEEDWARR
Recvd: 10/28/14 14:30 2 pgs
Fees:12.00 Taxes:0.00
20141028-0099456

BK: 6248 PG: 760-761
14029253
2 PGS:AL-DEED
350771
08/08/2014 - 08:37 AM

BATCH	350771
MORTGAGE TAX	0.00
TRANSFER TAX	1128.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1141.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20051006-0120485, said Davidson County Register's Office and Plat Book P42, page 91 for Register's Office for Williamson County.
3. Utility Easement of record in Book 10232, page 321, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Keith Charles Davis and Sharon Davis** have caused this instrument to be executed, this the 28th day of July, 2014.

X _____

Keith Charles Davis

X Sharon Davis

Sharon Davis

STATE OF California
COUNTY OF Sacramento

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Keith Charles Davis and Sharon Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 28 day of July, 2014.

_____
NOTARY PUBLIC

My commission Expires: Oct 30 2015

VICTOR PRESINAL
Commission # 1958791
Notary Public - California
Sacramento County
My Comm. Expires Oct 30, 2015